SAN DIEGO CITY COUNCIL
DOCKET FOR SPECIAL JOINT COUNCIL MEETING
WITH THE REDEVELOPMENT AGENCY FOR
TUESDAY, MARCH 25, 2003 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101

ITEM-600:   ROLL CALL.

ADOPTION AGENDA, HEARINGS
NOTICED HEARINGS:

ITEM-601:   Crossroads Redevelopment Project.

Matter of approving, conditionally approving, modifying or denying the proposed Crossroads Redevelopment Plan and the Implementation Plan;   Certifying the Environmental Impact Report and Mitigation Monitoring and Reporting Program and adopting Findings and Statements of Overriding Considerations.   The Crossroads Redevelopment Project encompasses approximately 1,031 acres within the community planning areas of College Area and Mid-City Communities (City Heights and Eastern).

The intent of the proposed Redevelopment Plan is to upgrade the physical and economic environment of the affected area through rehabilitation of existing housing and businesses; upgrade deficient infrastructure and public facilities; provide for well-planned pedestrian and vehicular circulation; provide adequate parking and accommodate new commercial and residential development.

The objective of the Project is to eliminate blight and blighting influences in the area, which prevent effective revitalization and redevelopment by the private market. This will include providing new and upgraded public improvements and facilities, participation by property owners and occupants in revitalizing their properties, potential site assembly and disposition, and other actions to promote private investment and revitalization and to facilitate redevelopment of underutilized and blighted properties to more productive uses and to reduce public cost and increase public revenues.

The Project proposes to eliminate conditions of blight in the Project Area by the upgrading, revitalization of, and new construction of residential, commercial, office and public properties and facilities within the Project Area.

The Agency may use the power of eminent domain to acquire property (with just

compensation) for the purpose of implementing the Redevelopment Plan. The proposed Redevelopment Plan excludes the Agency from exercising the power of eminent domain to acquire single family dwelling units that are located in areas zoned and designated for single family residential uses.

Before acting, the City Council/Agency will consider the Agency's Report on the proposed Redevelopment Project, including but not limited to, the recommendations of the Planning Commission, Crossroads Project Area Committee (the "PAC") and reports of the County Fiscal Officer and consultations with affected taxing agencies. In addition, the City Council/Agency will consider all evidence and testimony for and against the adoption of the redevelopment plan and the other associated actions.

(See City Managers Report CMR-03-034. College and Mid-City (City Heights and Eastern) Community Plan Areas. Districts-4 and 7.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in Subitems A, B, D, and E; and introduce the ordinance in Subitem C:

Subitem-A: (R-2003-1061)

Adoption of a Resolution of the Council of the City of San Diego certifying the Final Project Environmental Impact Report for the Crossroads Redevelopment Project as it pertains to the Crossroads Redevelopment Project and the implementation activities therefor, making certain findings regarding the environmental impacts of the proposed redevelopment project, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations.

Subitem-B: (R-2003-1062)

Adoption of a Resolution of the Council of the City of San Diego adopting written findings in response to each written objection of an affected property owner or taxing entity to the proposed redevelopment plan for the Crossroads Redevelopment Project.

Subitem-C: (O-2003-125)

Introduction of an Ordinance of the City Council of the City of San Diego, approving and adopting the Redevelopment Plan for the Crossroads Redevelopment Project.

Subitem-D: (R-2003-1065)

Adoption of a Resolution of the Council of the City of San Diego extending the existence of the Project Area Committee for the Crossroads Redevelopment Project.

Subitem-E: (R-2003-1066)

Adoption of a Resolution of the Council of the City of San Diego finding that the use of tax increment funds for low and moderate income housing outside of the Crossroads Redevelopment Project Area will be of benefit to the project.

OTHER RECOMMENDATIONS:

Planning Commission on January 30, 2003, voted 4 - 0 to approve; was opposition.

Ayes: Schultz, Steele, Lettieri, Chase
Recusing: Anderson
Not present: Brown, Garcia

The City Heights Community Planning Group, College Area Community Council and Eastern Area Community Planning Committee have reviewed the Draft Redevelopment Plan and the Draft Environmental Impact Report.

Crossroads Project Area Committee (PAC) Recommendation: The Crossroads PAC is scheduled to make a recommendation on the Crossroads Redevelopment Project at their March 13, 2003 meeting. The results of the hearing will be reported orally at the City Council/Redevelopment Agency hearing.

CITY MANAGER SUPPORTING INFORMATION:

Background

Activities to explore the feasibility of the proposed Redevelopment Plan for the Crossroads Redevelopment Project Area ("Project Area") began in September 25, 2001 with the adoption of the survey area. On February 7, 2002 the Planning Commission selected the preliminary boundaries for the Project Area and adopted the Preliminary Plan. On April 2, 2002, the City Council selected the preliminary boundaries, adopted the Preliminary Plan and the PAC Election Procedures. On June 19, 2002 the City Council ratified the results of the Crossroads Redevelopment PAC Election on May 15, and May 29, 2002. On September 24, 2002, the Redevelopment Agency authorized the transmittal of the Preliminary Report and Redevelopment Plan for the proposed Crossroads Redevelopment Project. On January 30, 2003, the Planning Commission adopted a Resolution determining that the draft Crossroads Redevelopment Plan and implementation activities described therein are in conformity with the General Plan of the City, pursuant to Government Code Section 65402.

The proposed boundaries of the Crossroads Project Area focus on the commercial corridors of El Cajon Boulevard, University Avenue, College Avenue and 54th Street. The area includes adjoining multi-family residential zones and to a limited degree some single family residential parcels. The area either connects with or is in proximity to the Agency's existing City Heights, College Grove and College Area Redevelopment Project Areas, as well as the redevelopment project areas of the City of Lemon Grove and La Mesa. The goal of the project is to address blighting conditions that exist along these corridors and to have a positive impact on the adjoining single-family neighborhoods. New development and rehabilitation activities should assure that the impacts of new development on the single family neighborhoods are minimized with the creation of buffer zones that will make the single family neighborhoods safer and more attractive.

FISCAL IMPACT:

Approval of these actions will commit property tax increment revenue derived from the Project Area over its thirty (30) year life for the repayment of debt incurred for the public and private improvements within the Crossroads Redevelopment Project Area. Tax increment payments are authorized for up to forty-five

(45) years for the repayment of bonded indebtedness. The fiscal impacts of the Plan are discussed in the Report to Council.

Herring/Cunningham/Hooks/TWR/KR

LEGAL DESCRIPTION:

The project area boundaries and legal description of the Project Area are shown on the "Redevelopment Plan Map," attached as Exhibit No. 1 and described in the "Legal Description of Project Area Boundaries," as Exhibit No. 2 to 2nd Final Draft Crossroads Redevelopment Plan.

NOTE: See the Redevelopment Agency agenda of March 25, 2003 for a companion item.

ADJOURNMENT